

# VACANT LAND FOR SALE

**1.30± ACRES**

**FOUNDRY**  
COMMERCIAL



**8430 S. CALUMET AVENUE | CHICAGO, IL 60619**

**ASKING PRICE: \$550,000**

## PROPERTY DESCRIPTION

- The vacant lot is  $\pm 1.30$  acres. It potentially equates to 10 lots with dimensions of 160' X 35' or 5,120 $\pm$  SF each, allowing for a possible alleyway.
- This property is currently part of a larger parcel (ID# 20-34-310-015).
- Approximately 340 feet of frontage on East 85th Street.

\*Foundry Commercial and Midwest Commercial Real Estate, Inc. solely represent the seller in any transaction.

PARCEL ID	20-34-310-015
COUNTY	Cook
CURRENT USE	Vacant Land
ZONING	RS-2: Residential Single-Unit (Detached House) District
# OF BUILDINGS	0
ACREAGE	1.30 $\pm$ AC

### FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR  
Designated Managing Broker  
**407.540.7718**  
matt.messier@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

### IN COOPERATION WITH:

LARRY HANLEY  
Designated Managing Broker  
**630.584.3666**  
LKH@midwestcre.com



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

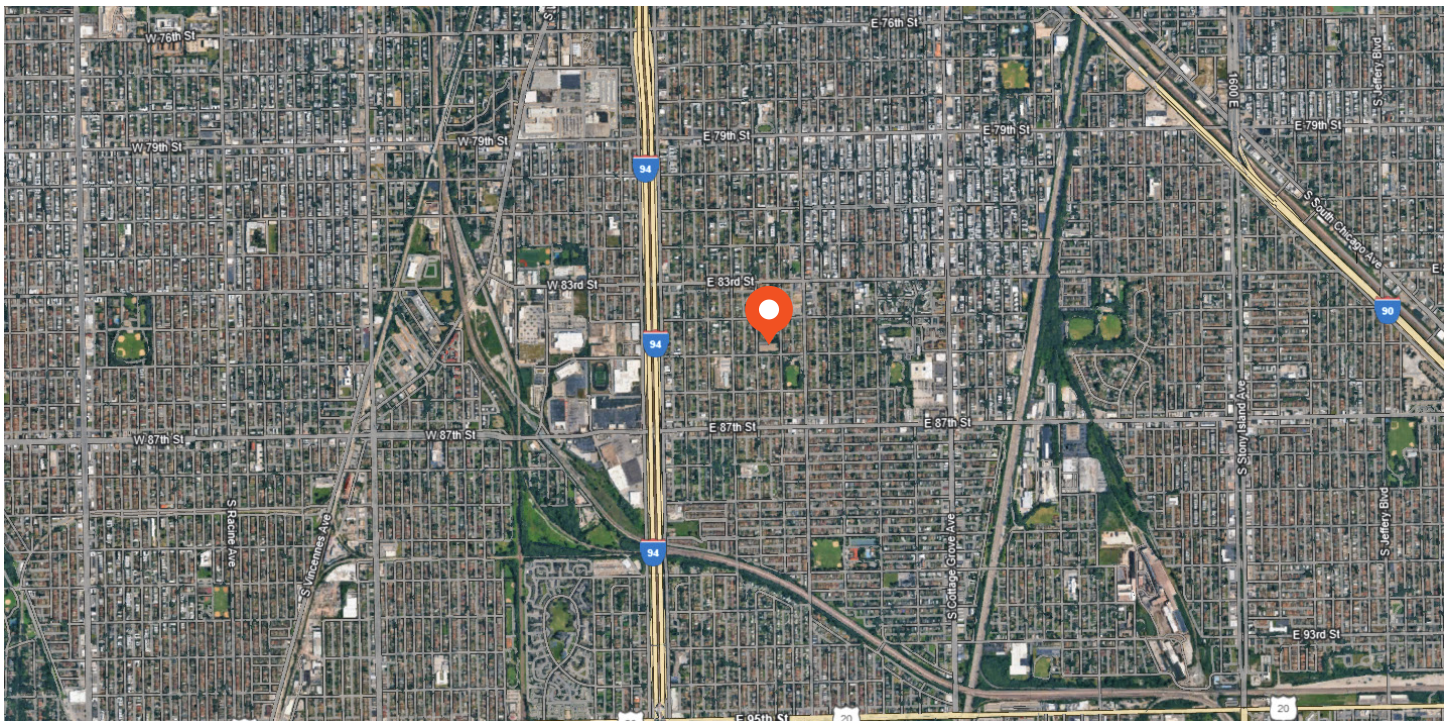


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## AERIAL & PROPERTY OUTLINE



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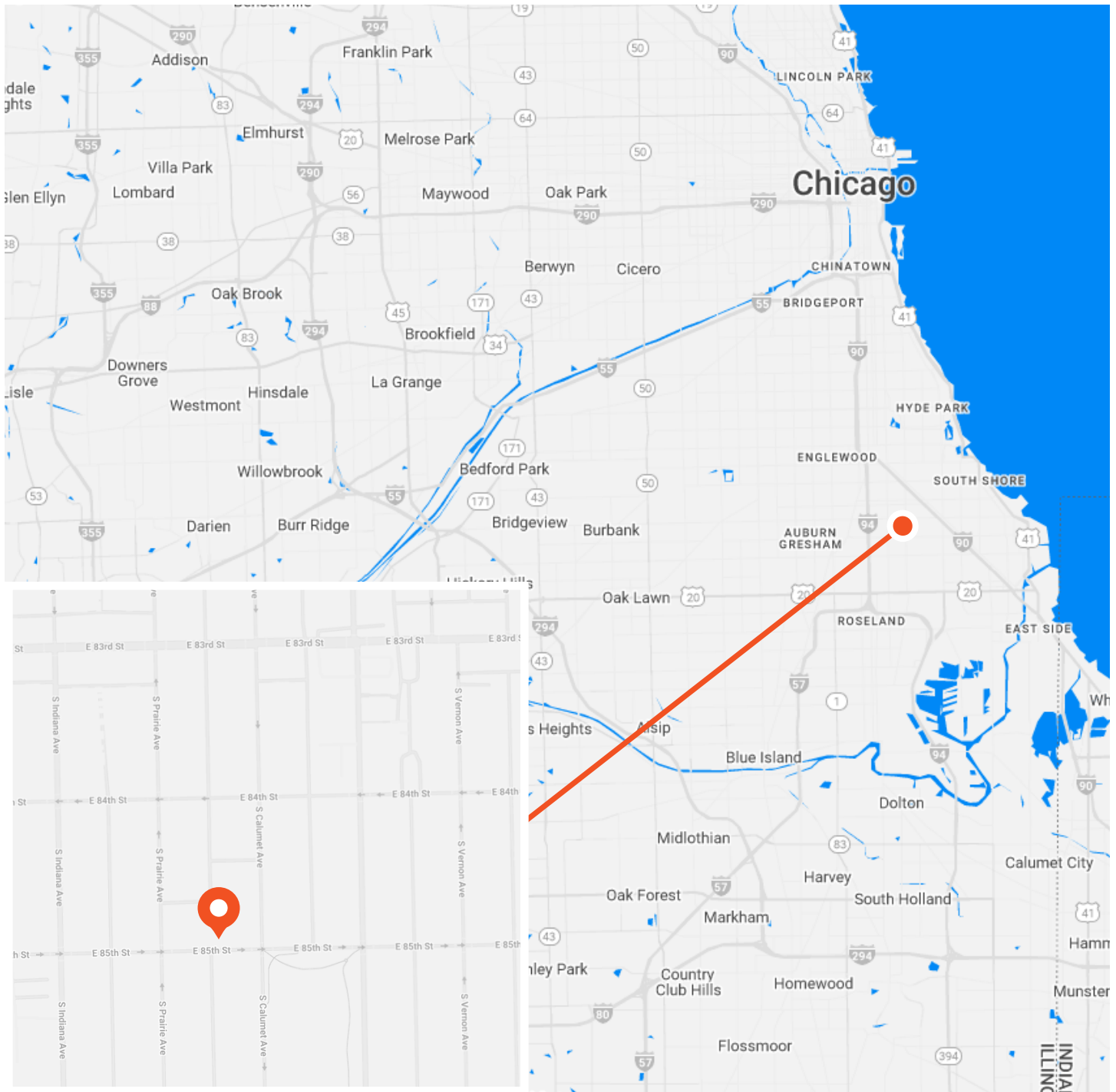


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## ZONING

### RS, Residential Single-Unit (Detached House) Districts

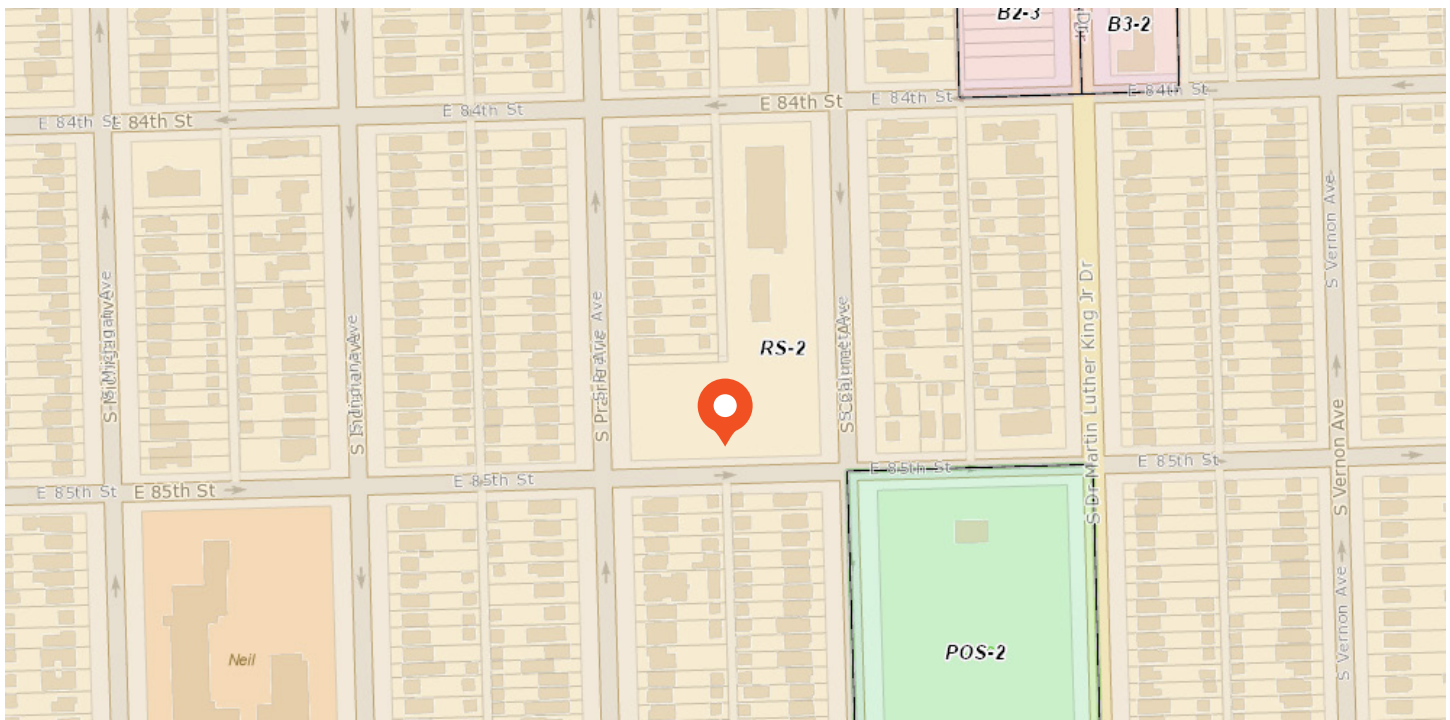
The primary purpose of the RS districts is to accommodate the development of detached houses on individual lots. It is intended that RS zoning be applied in areas where the land-use pattern is characterized predominately by detached houses on individual lots or where such a land use pattern is desired in the future. The Zoning Ordinance RS2 district minimum lot requirement is 5,000 SF with a Maximum Floor Area Ratio of 0.65. (per Chicago Zoning Ordinance)

**5,000 SF**

MINIMUM LOT REQUIREMENT

**0.65**

MAXIMUM FLOOR AREA RATIO



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